



Chalklands, Howe Green, Chelmsford, CM2 7TH

Council Tax Band G (Chelmsford City Council)

 4  5  4

£1,450,000 Freehold

This luxurious five bedroom family home sits in south facing grounds of just over a quarter of an acre with accommodation extending to almost 3000 sq ft.

The property has been greatly extended and reimagined by the present owners with a programme of high specification improvements both internally and externally to include a recently finished outdoor heated pool complete with external shower room. This stunning home now provides the perfect space for family living and entertaining and internal viewing is considered essential to fully appreciate everything now on offer.

Accommodation

A large bright reception hall provides access to all ground floor accommodation which with the exception of the living room all feature Karndean flooring. To the left of the hall is the main dual aspect living room which opens to the rear onto the pool area and patio via Korniche bi-fold doors, double doors then lead into the games room which also features Korniche bi-fold doors and opens onto the pool area. A spacious and comprehensive bespoke kitchen by Mason & Co features an island unit with seating, AEG appliances, Quooker hot tap, CDA wine fridge and Karndean flooring. The kitchen provides access to a separate utility room and is beautifully complimented by opening into the adjacent light filled dining/family space which features a large Korniche roof lantern and bi-fold doors which once again open onto the pool and outside entertainment area. Moving back into the main hall there is a ground floor cloakroom, gymnasium and study. A stylish returning staircase leads to the first floor galleried landing and accesses the five bedrooms. The spacious principal bedroom enjoys a south facing aspect overlooking the rear garden and boasts a dressing room and en-suite bathroom. Bedroom two also offers a dressing room and en-suite and features Karndean flooring whilst the remaining bedrooms are serviced by a family bathroom.

Outside

The property sits in just over a quarter of an acre with the front entrance being set well back from the road with an extensive drive which offers parking for multiple vehicles and leads to a double garage. The fully enclosed rear garden enjoys a southerly aspect and at the rear of the house there is a new patio area and outdoor air sourced heated swimming pool with paved surround featuring fossil mint sandstone paving. Adjacent to the pool area there is a new external shower and changing room and pool plant room . There is extensive external lighting to the rear of the house which provides lighting for a perfect environment for outside entertaining and relaxation.

Location

Howe Green is a small village on the south side of Chelmsford close to Sandon, East Hanningfield and Danbury. It is just a few minutes from both A12 and A130 trunk road and Sandon Park & Ride Station. The city of Chelmsford is located within 4 miles of the village and boasts nationally acclaimed Grammar Schools as well as private secondary education facilities such as New Hall School. The city centre offers a comprehensive range of shopping and recreational facilities as well as mainline station with services to London Liverpool Street in approximately 40 minutes.

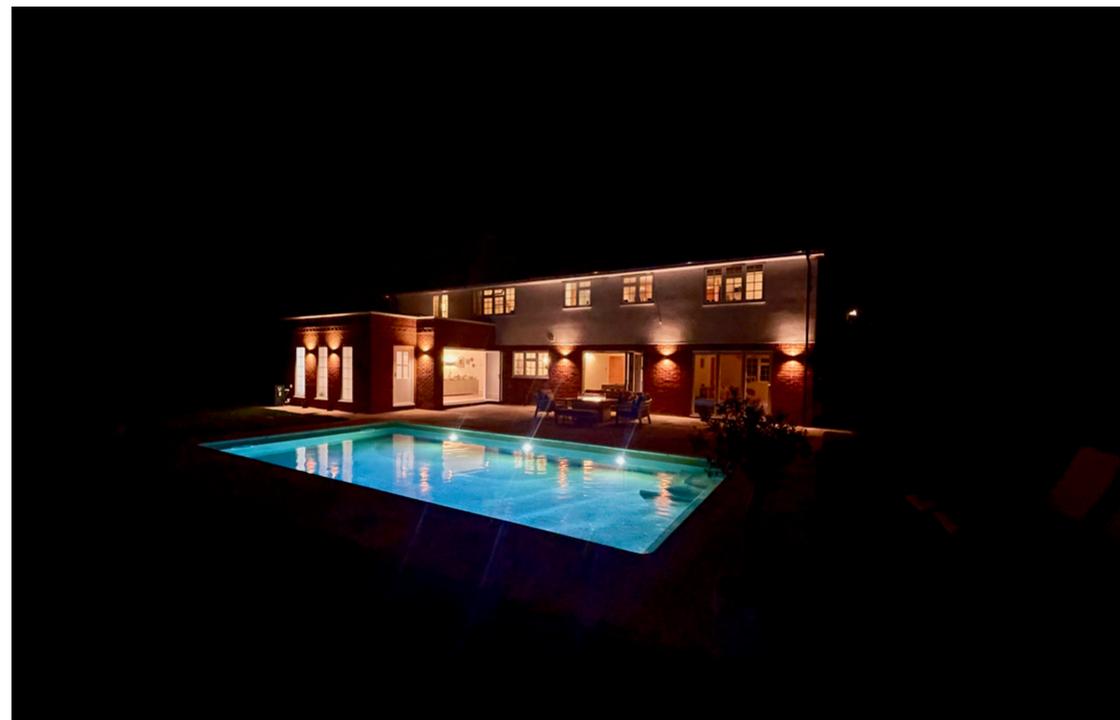
The nearby villages of Danbury and East Hanningfield feature pubs, restaurants and a selection of shops together with Infant and Junior schooling.

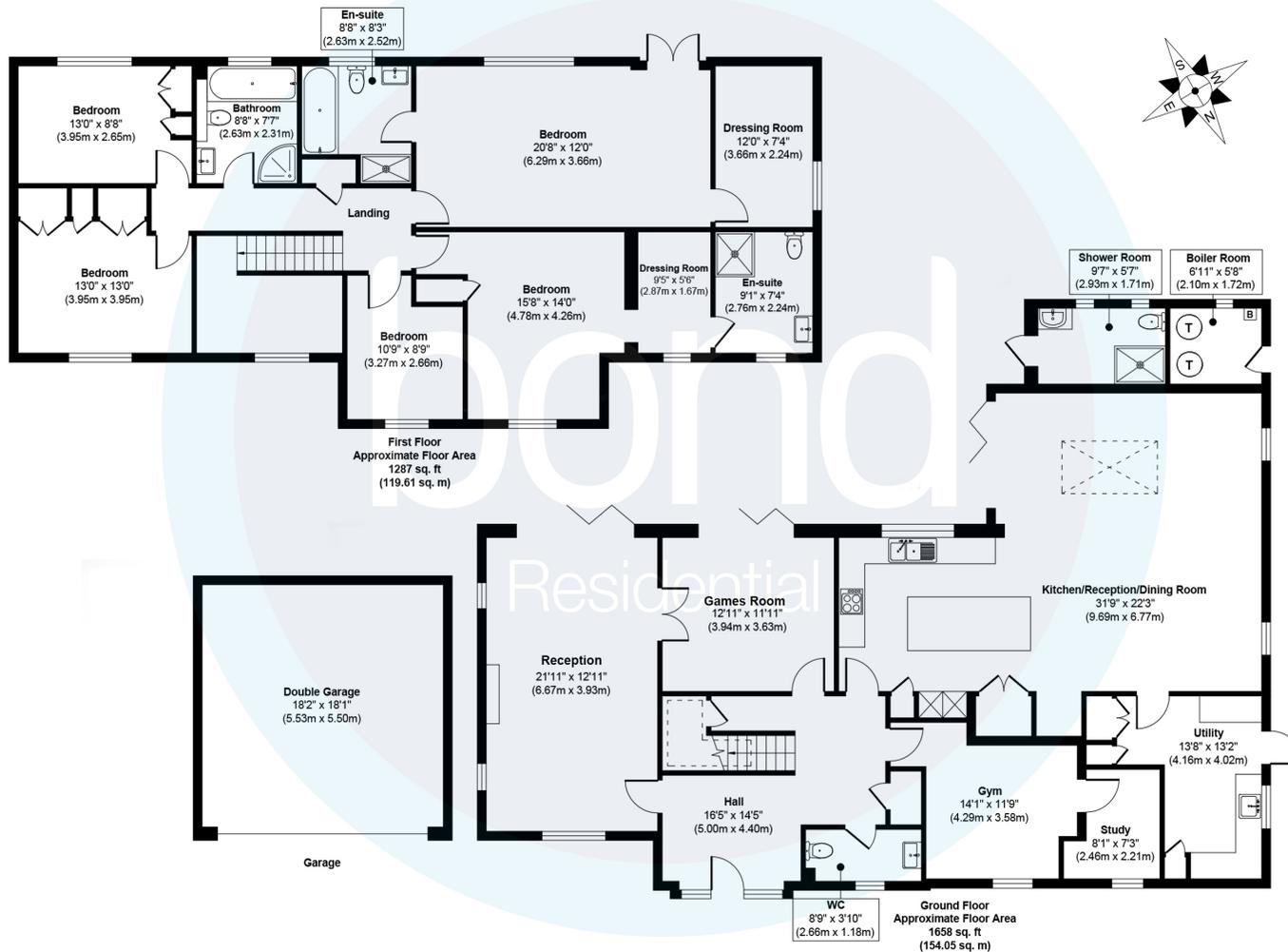
- Luxurious five bedroom family home
- Light filled open plan kitchen/dining/family space
- Galleried hall and landing
- Large family bathroom with four piece suite
- Quarter of an acre plot with south east facing rear aspect
- 3000 sq ft of high specification and reimagined accommodation
- Three reception rooms
- Spacious principal and guest bedrooms with en-suite and dressing rooms
- Heated pool and gym
- Double garage and parking for multiple cars











Approx. Gross Internal Floor Area 2945 sq. ft / 273.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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